

# River Heights City

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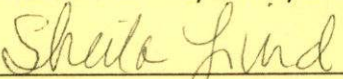
## River Heights City PLANNING COMMISSION AGENDA

**Tuesday, May 23, 2023**

Notice is hereby given that the River Heights Planning Commission will hold its regular meeting beginning at **6:30 p.m.**, anchored from the River Heights City Office Building at 520 S 500 E. Attendance can be in person or through Zoom.

- 6:30 p.m. Pledge of Allegiance
- 6:32 p.m. Adoption of Previous Minutes and Agenda
- 6:35 p.m. Public Comment on Land Use
- 6:40 p.m. Preapplication Meeting with Triiiio Group for a Potential Residential PUD at 300 E 500 S
- 7:30 p.m. Adjourn

Posted this 18<sup>th</sup> day of May 2023

  
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Sheila Lind, Recorder

To join the Zoom meeting:

<https://us02web.zoom.us/j/87399647468>

Attachments for this meeting and previous meeting minutes can be found on the State's Public Notice Website ([pmn.utah.gov](http://pmn.utah.gov))

In compliance with the American Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Sheila Lind, (435) 770-2061 at least 24 hours before the meeting.

# River Heights City

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River Heights City Planning Commission  
Minutes of the Meeting  
May 23, 2023

Present: Commission members: Noel Cooley, Chairman  
Heather Lehnig  
Lance Pitcher  
Cindy Schaub  
Troy Wakefield

Recorder Sheila Lind  
Tech Staff Councilmember Chris Milbank

Excused Councilmember Blake Wright

Others Present: Mike Jewell, Nic Porter, Vern Fielding, Mike Jablonski, Jed Willis, Brian Lundahl, Councilmember Janet Mathews

## Motion Made During the Meeting

### Motion #1

Commissioner Wakefield moved to “approve the minutes of the May 9, 2023, Commission Meeting with corrections, as well as the evening’s agenda.” Commissioner Schaub seconded the motion, which carried with Cooley, Lehnig, Pitcher, Schaub, and Wakefield in favor. No one opposed.

## Proceedings of the Meeting

The River Heights City Planning Commission met at 6:30 p.m. in the Ervin R. Crosbie Council Chambers on May 23, 2023.

### Pledge of Allegiance

Adoption of Prior Minutes and Agenda: Minutes for the May 9, 2023, Planning Commission Meeting were reviewed.

**Commissioner Wakefield moved to “approve the minutes of the May 9, 2023, Commission Meeting with corrections, as well as the evening’s agenda.” Commissioner Schaub seconded the motion, which carried with Cooley, Lehnig, Pitcher, Schaub, and Wakefield in favor. No one opposed.**

Public Comment on Land Use: There was none.

### Preapplication Meeting with Triiiio Group for a Potential Residential PUD at 300 E 500 S:

Commissioner Cooley drew attention to Chapter 4 of the Subdivision Ordinance where he read the intent of the preapplication meeting.

44 Nic Porter gave a general overview of their plan and explained he had been under contract on  
45 the property for over a year. He was drawn to the unique look and feel of the area. He explained  
46 how he used a new urbanism design. In the past, developments were designed around the car,  
47 instead of people. This development has an opportunity for residents to walk to many areas which  
48 are close by in Logan. He understood the city wanted to keep open space by the river. He had joined  
49 the Triiiio Group, to develop the property. They wanted to make a beautiful development which the  
50 residents would enjoy.

51 He turned the time over to Mike Jewell of Triiiio who explained at their company they focused  
52 on people centric and walkability. He mentioned some developments he had worked on that would  
53 connect to this one after the walkway under Main Street at 600 South was installed. Logan City had  
54 said they will start boring in the Fall. He understood the trail would come to this area. He showed a  
55 drawing of some initial thoughts.

56 Commissioner Cooley stated the Commission's main concerns had been getting utilities to the  
57 property. The dirt road was narrow. Mr. Jewell asked what the city's right-of-way was on the road.  
58 Mr. Cooley answered that they didn't have one. The city standard was 59 feet for single family areas.  
59 He was unsure what the PUD code allowed. Mr. Cooley noted that no one really knew who owned  
60 the road.

61 Commissioner Cooley asked about their plans for sewer. He noted the closest connections  
62 would be at 400 East and 100 East. Nic Porter said he had met with City Engineer Craig Rasmussen  
63 who said they would be allowed to work within the right-of-way on 500 South. They can get sewer to  
64 gravity flow to 100 E (Logan City had given their permission). They also had planned to improve 500  
65 South. They had discussions with Logan City's previous engineer but would need to run it by the new  
66 engineer. Mr. Cooley informed, as they got further in the process, they would need to provide  
67 agreements from Logan.

68 Mike Jewell explained their current/preliminary plan included 10 2-story townhomes and 18  
69 single-family homes.

70 Commissioner Schaub asked them to speak to ingress and egress. Mike Jewell said their plan  
71 was to improve and use 500 South only (not the portion of the road leading to 400 East).  
72 Commissioner Cooley informed that if they did need to improve Riverdale Road (leading to 400 East)  
73 that the property owners along the river were on the hook to pay for their half.

74 Commissioner Pitcher asked if they were willing to improve 300 East. Mike Jewell said they  
75 would consider it as long as property owners on the other side reimburse their fair share of the road  
76 improvements.

77 Commissioner Lehnig confirmed that the roads in their development would be private. In  
78 looking at the plan she was concerned about residents and guests having a place to park on a 20-foot  
79 street, and where they would push their snow in the winter.

80 Discussion was held on how wide 500 South was. Nic Porter said it varied. Commissioner  
81 Schaub asked them to save the trees near the road. Mr. Porter said it would depend on what the city  
82 requirements were.

83 Mike Jablonski said the 500 South Road in front of his house was 16 feet. He said he and his  
84 wife own property right up to the road on the north side. He said to acquire it, the city would have to  
85 use eminent domain. He expressed frustration that one day he found a survey crew on his property  
86 without his permission. The crew said Logan City wanted to widen the road. He saw himself as a  
87 player in the road's development because he owned two properties along 500 South. He and his wife

had spent 35 years on riverbank restoration in the rear of the properties. They intended to preserve their land as open space for perpetuity. He asked again that developers work with them on development of the road. Mike Jewell said they have been having conversations with the Lundahl and Central Milling property owners, to the south, about expanding 500 South. He realized this would put part of the road in Logan, but he felt they could work through it.

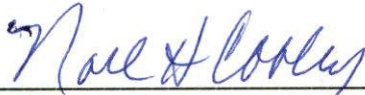
Commissioner Cooley said they would need to have some big discussions with Logan City to find out what they would allow. He reminded of the 200 East discussions, which would affect this area.

Commissioner Schaub asked Nic Porter if they had feasibility studies from prior potential purchasers. Mr. Porter said he did have them and would give them to Triiiio.

Commissioner Cooley explained, at the next meeting they would schedule the site visit and analysis. He asked the Commissioners if they could meet at 6:00 p.m. for the site visit and then return to the city building to discuss the site analysis. He mentioned to the developers that if they had questions they could reach out to Engineer Rasmussen.

Councilmember Janet Mathews asked if there were plans to widen 300 East. Mike Jewell said they didn't have plans presently. He also said he would like feedback from residents and encouraged them to get his number and call him.

The meeting adjourned at 7:13 p.m.



Noel Cooley, Commission Chair



Sheila Lind, Recorder

